

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Alejandro Franco Tovar fka Alejandro Franco
Debtor(s)

CHAPTER 13

Specialized Loan Servicing LLC as servicer for The
Bank of New York Mellon, f/k/a The Bank of New
York, successor in interest to JPMorgan Chase Bank,
N.A. as Trustee for Structured Asset Mortgage
Investments II Inc., Bear Stearns ALT-A Trust,
Mortgage Pass-Through Certificates, Series 2005-4
Movant

NO. 18-16869 ELF

vs.

11 U.S.C. Sections 362 and 1301 (c)

Alejandro Franco Tovar fka Alejandro Franco
Debtor(s)

Sara J. Franco

Co-Debtor

William C. Miller Esq.

Trustee

ORDER

AND NOW, this 13th day of March, 2019 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay and Co-Debtor Stay of all proceedings is granted and the Automatic Stay 11 U.S.C. Section 362, is **modified** with respect to the subject premises located at 205 Larchwood Road, West Chester, PA 19382 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**

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